



7 Pencarrow Close, Didsbury
Manchester

£240,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



7 Pencarrow Close

Didsbury, Manchester

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- A Spacious and Well Presented Ground Floor Apartment
- Two Bedrooms and a Fitted Three Piece Bathroom Suite
- Large Living/Dining Room and a Fitted Kitchen
- Located in a Highly Desirable Area and Close to Local Amenities and Excellent Transport Links
- Allocated Parking and Well Kept Communal Areas
- Offered to the Market with No Vendor Chain



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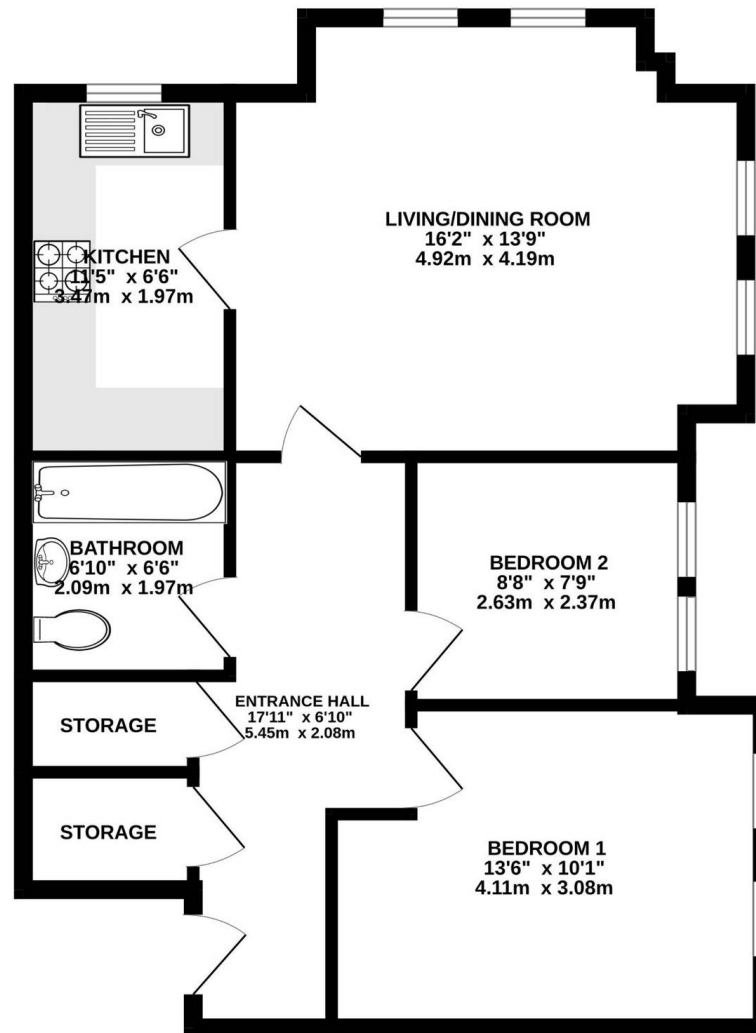
This spacious and well presented ground floor apartment offers comfortable and modern living in a highly desirable area. Located a short walk to both Didsbury and West Didsbury villages, this property is conveniently located close to local amenities and excellent transport links. Offered to the market with No Vendor Chain.

The property features two generously sized bedrooms, each offering ample space for furnishings and storage. The fitted three piece bathroom suite is contemporary and functional. The large bay fronted living and dining room is perfect for both entertaining and relaxing, with plenty of natural light enhancing the welcoming atmosphere. The fitted kitchen is thoughtfully designed, offering a range of appliances and ample counter space. The apartment is ideally located close to local amenities, including both Didsbury and West Didsbury villages with their array of independent shops, bars, restaurants and excellent transport links for easy commuting. Allocated parking ensures convenience for residents, while offering secure and well kept communal areas This property is offered to the market with no vendor chain, making it an attractive proposition for both first time buyers and investors.

Didsbury and West Didsbury Villages are a vibrant hub, offering a wide range of restaurants, bars and shops. Manchester City Centre is approx. five miles away and is readily accessible via frequent bus services along Wilmslow Road (A5145). The Trafford Shopping centre is a 15 minute drive away, Manchester Airport is approx. 12 minutes away, and the property is well-placed for access to the national motorway and rail networks. The property is within walking distance to both Burton Road and Lapwing Lane Tram Stations. Local schooling is excellent.



GROUND FLOOR
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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